



APPLICATION ACCEPTED: August 12, 2014  
BOARD OF ZONING APPEALS: May 13, 2015 @ 9:00 a.m.

# County of Fairfax, Virginia

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May 6, 2015

## STAFF REPORT

### SPECIAL PERMIT SP 2014-HM-175

#### HUNTER MILL DISTRICT

**APPLICANT/OWNER:** Anne P. Wickramaratne  
Little Acorns

**SUBDIVISION:** Reston

**STREET ADDRESS:** 10809 Oldfield Drive,  
Reston, 20191

**TAX MAP REFERENCE:** 27-1 ((2)) (1) 13

**LOT SIZE:** 19,656 square feet

**ZONING DISTRICT:** PRC

**ZONING ORDINANCE PROVISIONS:** 8-305, 6-303

**SPECIAL PERMIT PROPOSAL:** To permit a home child care facility.

#### STAFF RECOMMENDATION:

Staff recommends approval of SP 2014-HM-175 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

*Erin M. Haley*

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A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

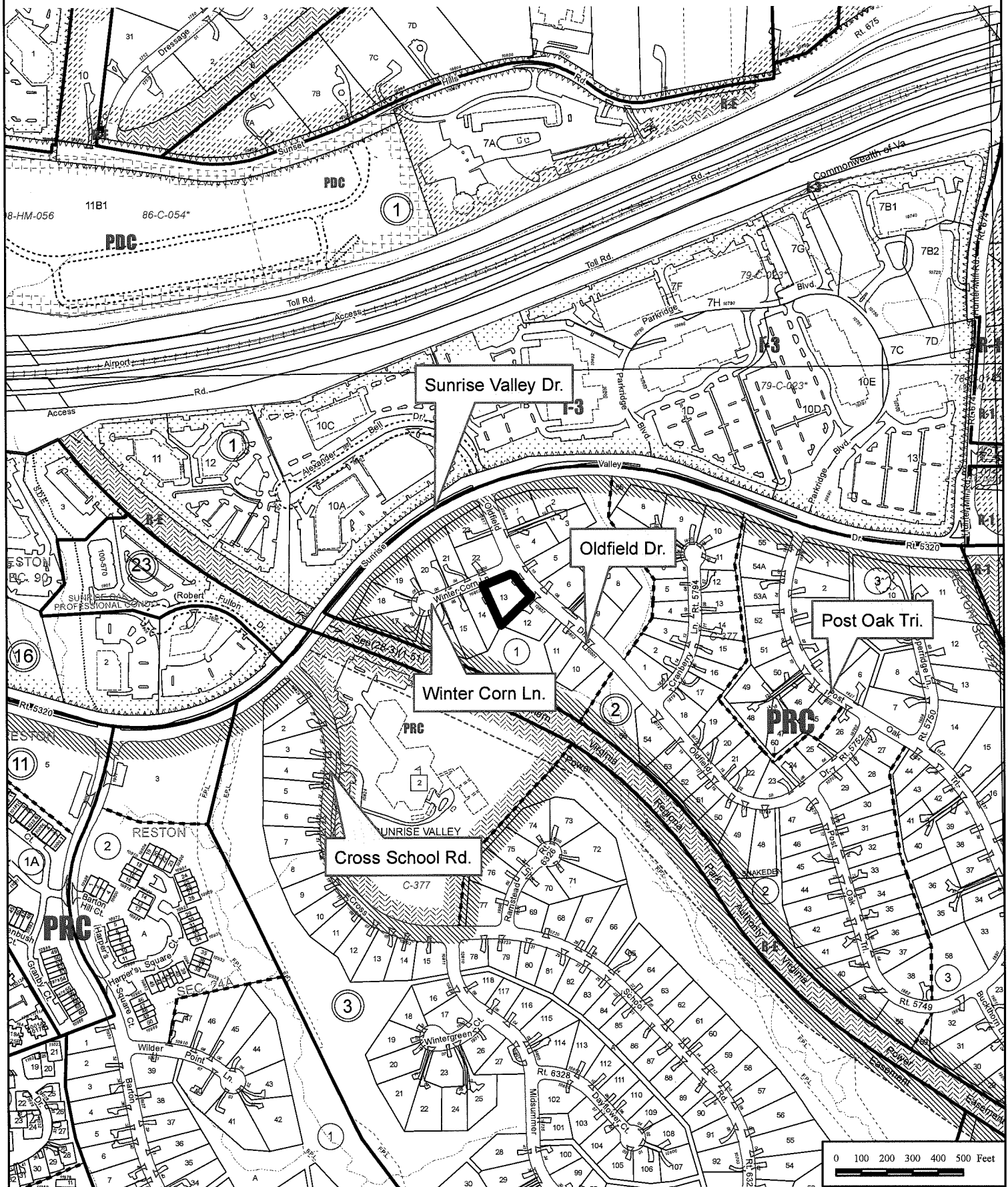
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

ANNE PRIYADARSHANI WICKRAMARATNE  
(LITTLE ACORNS)





## SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children. A copy of the special permit plat, titled, "Lot 13, Block 1, Section 22, Franconia Forest," prepared by Joseph C. Rodgers, Certified Land Surveyor, on October 1, 1976, as revised by Anne P. Wickramaratne through August 23, 2014, is included in the front of the staff report. Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

## CHARACTER OF THE SITE AND SURROUNDING AREA

The application property is a two story single-family detached dwelling. Vehicular access is provided by an asphalt driveway to a two-car garage. A concrete walkway leads from the driveway to the front door and an open deck 8.5 feet in height and approximately 504 square feet in size is located over a stone patio at the rear of the house. The applicant has play equipment on the deck for the children.



Figure 1: House Location  
For illustrative purposes only

The subject property is located at the corner of Oldfield Drive and Winter Corn Lane. The subject property and surrounding properties are zoned PRC and developed as single family detached dwellings.

## BACKGROUND

Fairfax County Tax Records indicate that the house was constructed in 1976 and purchased by the current owner in 2005.

The applicant has received a building permit for the existing deck, but no final inspection has occurred as of the time of this report. The building permit information is included as Appendix 4.

Records indicate that no other special permit applications relating to a home child care facility have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

## **DESCRIPTION OF THE PROPOSED USE**

The applicant requests approval of a special permit for a home child care facility for up to 12 children on-site at any one time between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up time for the children. The applicant employs two full-time assistants.

The applicant holds a current Family Day Home License from the Commonwealth of Virginia, Department of Social Services, valid through January 14, 2017. The license permits a capacity of twelve children, ages birth through 12 years, 11 months. Information about the state license indicates that her approved hours of operation are 7:00 a.m. to 6:00 p.m. A copy of the state home child care licence information is included as Appendix 5.

The home child care facility is operated primarily on the first floor and in the walk out basement of the dwelling. Napping occurs in the dining room, living room, and in the basement play area as labeled on the floor plan provided with the applicant's Statement of Justification. All of these rooms contain adequate emergency egress. Parents drop the children off and pick them up at the front entrance. The deck at the rear of the house as well as the yard are utilized for outdoor play. Pictures provided by the applicant show toys and play equipment located in this area.

## **ANALYSIS**

### **Comprehensive Plan Provisions**

**Plan Area:** Area III, Upper Potomac Planning District  
**Planning Sector:** Reston Community Planning Sector (UP5)  
**Plan Map:** Residential Planned Community

### **Zoning District Standards**

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. The subject property was developed as part of an approved site plan in 1976 for a planned community of 24 detached dwellings.

### **On-Site Parking and Site Circulation**

The applicant has a two car garage and a driveway with room for approximately 4 parking spaces that she utilizes for drop-off and pick-up of children. In addition, on-street parking is available. A condition has been included to ensure the driveway remain available during drop-off and pick-up times.

**Zoning Inspections Branch Report (Appendix 6)**

During the site visit, staff found that a retaining wall under the deck contains vertical cracks that require assessment by a professional engineer. The applicant hired a professional engineer who determined that the retaining wall is sound and will provide staff with a copy of the engineer's report before the hearing date as proof of this determination.

**Zoning Ordinance Requirements (Appendix 7)**

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities
- Sect. 10-103 Par. 6 Location Regulations

**General Standards for Special Permit Uses (Sect. 8-006)**

<b>Standards 1 and 2</b> Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends a planned community use, and the property is developed in accordance with the plan recommendation. The PRC District permits a home child care facility as an accessory use with special permit approval.
<b>Standard 3</b> Adjacent Development	No new construction is proposed. An outdoor play area with small play equipment is found on the rear deck and in the rear yard. In staff's opinion, the proposed use will not hinder or discourage the use or development of neighboring properties or negatively affect value.
<b>Standard 4</b> Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered, and in staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 5</b> Landscaping/Screening	There is existing vegetation in the yards that provides screening to the outdoor play area.
<b>Standard 6</b> Open Space	There is no prescribed open space requirement in the PRC District.
<b>Standard 7</b> Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property. As previously discussed, the driveway would be used for parking for the home child care facility.
<b>Standard 8</b> Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

**Standards for all Group 3 Uses (Sect. 8-303)**

<b>Standard 1</b> Lot Size and Bulk Regulations	The property was created as part of a planned low density residential community with an approved site plan. No new construction or exterior modifications are proposed.
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<b>Standard 2</b> Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
<b>Standard 3</b> Site Plan	Home child care facilities are not subject to the provisions of Article 17, Site Plans.

**Additional Standards for Home Child Care Facilities (Sect. 8-305)**

<b>Standard 1</b> Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time. The development conditions allow up to two non-resident employees.
<b>Standard 2</b> Access and Parking	Arrival and departure times of the children are staggered and ample parking is available in the driveway. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
<b>Standard 3</b> Landscaping/Screening	There is existing vegetation in the rear, side and second front yards that provides screening to the outdoor play area.
<b>Standard 4</b> Submission Requirements	The applicant met all submission requirements for a home child care facility.
<b>Standard 5</b> Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17	The applicant holds a valid home child care license.

**Use Limitations (Par. 6 of Sect. 10-103)**

<b>Part A</b> Maximum Number of Children	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. The applicant requests special permit approval to permit a maximum of 12 children at any one time.
<b>Part B</b> Licensed Provider/Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
<b>Part C</b> No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use.
<b>Part D</b> Non-Resident Employee	The applicant is proposing two non-resident employees.
<b>Part E</b> Provider is a Resident	The provider resides in the application property.



<p><b>Part F</b> Code of Fairfax, Chapter 30 and Code of Virginia, Title 63.2, Chapter 17</p>	<p>Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license.</p>
<p><b>Part G</b> Increase in Children or Non-Resident Employee</p>	<p>The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling and can be increased up to 12 children with special permit approval. The applicant requests special permit approval to permit a maximum of twelve children at any one time and two non-resident employees.</p>

## CONCLUSION / RECOMMENDATION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions.

Staff recommends approval of SP 2014-HM-175 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

## APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Select File Photographs
3. Applicant's Affidavit
4. Applicable Building Permit Information
5. State Family Day Home License Information
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions



**PROPOSED DEVELOPMENT CONDITIONS****SP 2014-HM-175****May 6, 2015**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-HM-175 located at Tax Map 27-1 ((2)) (1) 13 to permit a home child care facility pursuant to Section 8-305 and 6-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Anne P. Wickramaratne, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 10809 Oldfield Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the titled, "Lot 13, Block 1, Section 22, Franconia Forest," prepared by Joseph C. Rodgers, Certified Land Surveyor, on October 1, 1976, as revised by Anne P. Wickramaratne through August 23, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit shall be posted in a conspicuous place on the property and be made available to all departments of the County of Fairfax during hours of operation.
4. The hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. Excluding the applicant's own children, the maximum number of children on site at any one time shall be 12.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, limited to the hours of 7:00 a.m. to 6:00 p.m.
8. All pick-up and drop-off of children shall take place within the driveway.
9. There shall be no signage associated with the home child care facility.
10. Any portions of the dwelling associated with the home child care facility that are used as a children's sleeping area shall be located in a room with proper emergency egress as defined by the Virginia Uniform Statewide Building Code.

11. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall take effect upon adoption of a resolution of approval by the Board of Zoning Appeals.

STATEMENT OF JUSTIFICATION  
FOR A HOME CHILD CARE FACILITY

Name: ANNE P. WICKRAMARATNE (LITTLE ACORNS)  
 Address: 10809 OLDFIELD DRIVE  
RESTON, VA. 20191  
 Phone #: 703-391-7468  
 E-mail: littleacornsva1@verizon.net

Date August 6<sup>th</sup> 2014

RECEIVED  
Department of Planning & Zoning

AUG 11 2014

Fairfax County Department of Planning & Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035

Zoning Evaluation Division

Re: Special Permit Application

Applicant: ANNE P. WICKRAMARATNE (Little Acorns)  
 Zoning Ordinance Section 8-305 for Home Child Care Facility  
 Section 8-004 of General Standards

Tax Map #: 0271 0201 0013

Zoning District: PRC

Lot Size: 19656 CSQFT

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 10809, OLDFIELD DR, RESTON VA 20191 (your address). The property is zoned PRC and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7 AM to 6 pm Monday through Friday

Number of Children. I care for up to 12 children at any one time. This number does not include my own child children.

Employees. I have 2 assistant(s) who work part-time and full-time assistant(s) who work full-time.

Arrival Schedule. All of the children arrive between 7:00 AM and 8:15 AM.

Departure Schedule. All of the children are picked up at 3 PM. and 5:30pm

Area Served. Reston, OACTON, VIENNA, Chantilly, Leesburg  
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached / detached (circle one) dwelling. It has (explain the general layout of the house):

A walk out basement with full Bath, Two Rooms use to operate the Day Care. FIRST FLOOR - with family, Living, Dining Rooms use for Infant Day Care as well. 3<sup>rd</sup> FLOOR - includes Three bedrooms & Two full baths  
The house has 2446 square feet. The following rooms are where I conduct the day care: For Family use Living room and the Dining room and the family room - only.  
These rooms are 1526 square feet total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my Back yard for outdoor play for the children. The area is approximately 11560 square feet. The outdoor play area consists of: a Small Gym and a Slide - (The main play area for children is the Deck as shown in the pictures.

Parking. I use my garage to park my family car(s). My parents park on my drive way and on the neighborhood street (OLD FIELD DR.) front of the house as needed.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing no changes to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the Day Care. Adequate parking are available for my parents and my family. For those reasons I believe that my proposal home day care will not impact my neighbors in any negative way.

Sincerely,

Anne P. Wickramaratne  
Owner of 10809 oldfield drive Reston Va. 20191  
and the Child Care Provider of  
Little Acorns

## Statement of Justification for Home Child Care Facility

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Department of Planning & Zoning

MAR 28 2014

Zoning Evaluation Division

Ann P. Wickramaratne

10809 Oldfield Drive

Reston, VA 20191

703-391-7468

littleacornva1@verizon.net

March 12, 2014

Fairfax County Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway

Fairfax, VA 22035

Re: Special Permit Application

Applicant: Ann P. Wickramaratne

Zoning Ordinance Section 8-305 for Home Child Care Facility and

Section 8-004 for General Standards

Tax Map: 0271 02010013

Zoning district: PRC

Lot size: 19656 (SQFT)

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home childcare facility in my home. I own and live in a detached single family home at 10809 Oldfield Drive Reston, VA 20191. The property is zoned PRC (General Combination Dev) and I understand that I need to seek the approval of a special permit in order to operate a childcare facility within my home. I'm currently licensed by the state of Virginia to have 12 children in my childcare facility home. Below is information about my childcare facility operations.

**Hours of operation** – open from 7:00 am to 6:00 pm Monday through Friday.

**Number of Children** – I care for up to 12 children at any one time. This number does not include my own 16 year old daughter.

**Employees** – I have two assistances who work full time

**Arrival Schedule** – Three of the children arrive between 7:00 am and 7:30 am. Four children arrive between 7:30 am to 8:00 am (two of them are siblings). Three children arrive between 8:00 am and 8:30 am and the last three children arrive between 9:00 am and 9:30 am (2 children are siblings).

**Departure Schedule** – Three children are picked up by 3:00 pm and 4:00 pm. Two children are picked up between 4:00 pm and 4:30 pm. Three children are picked up between 4:30 pm and 5:00 pm. Two siblings are picked up between 5:00pm and 5:30 pm. The last four children are usually picked up by 5:45 pm (two are siblings) and one child is from the neighborhood.

**Area Served** - Reston, Leesburg, Chantilly, Oakton and Vienna.

**Operation** – My house is a single family detached dwelling that has a walk out basement.

**Basement** – It is mainly set up for children to spend time.

**Kitchen** – I use it for preparing meals and snacks.

**Dining Room and Living Room** – both areas is where the infants take their naps.

**Family Room** – Toddlers come to watch TV occasionally.

**Hazardous or Toxic Substances** – The house and the yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated or disposed of on site.

**Outdoor Play Area** - I use my part of the deck and the backyard for outdoor play for the children. The deck is approximately 504 sq. ft. and the backyard is approximately 11560 sq. ft. No storage shed- enough play toys and one slide with a small gym. The yard is fenced and there are lots of trees covering neighboring properties and give enough shade in summer. I have drawn these details on my most recent house location plan which is included.

Attached is a floor plan that indicated the area where the daycare is located. The whole house is approximately 2446 sq. ft. The basement, kitchen, dining room, family room and the living room where I conduct daycare is approximately 1526sq. ft. in total.

I use my garage to park the family car. My driveway provides enough parking for four cars because it is about 14'6" ft. long and 24'6" ft. wide. In addition there is additional parking on the neighborhood street.

For these reasons I believe that my proposed home daycare facility will not impact my neighbors in any negative way.

In conclusion I'm proposing no changes to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the Daycare Adequate Parking are available for my Parents and my family. For these reasons I believe that my proposal home daycare will not impact my neighbors in any negative way.

Sincerely,



Ann P. Wickramaratne



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MAR 28 2014

Zoning Evaluation Division

## Arrival Schedule and Departure Schedule

### Arrival Schedule

Child	7:00 - 7:45 AM	7:45 - 8:00 AM	8:00 - 8:30 AM	9:00 - 9:15 AM
1	X			
2	X			
3	X			
4		X		
5		X		
6			X	
7			X	
8			X	
9				X
10				X
11				X
12		X		

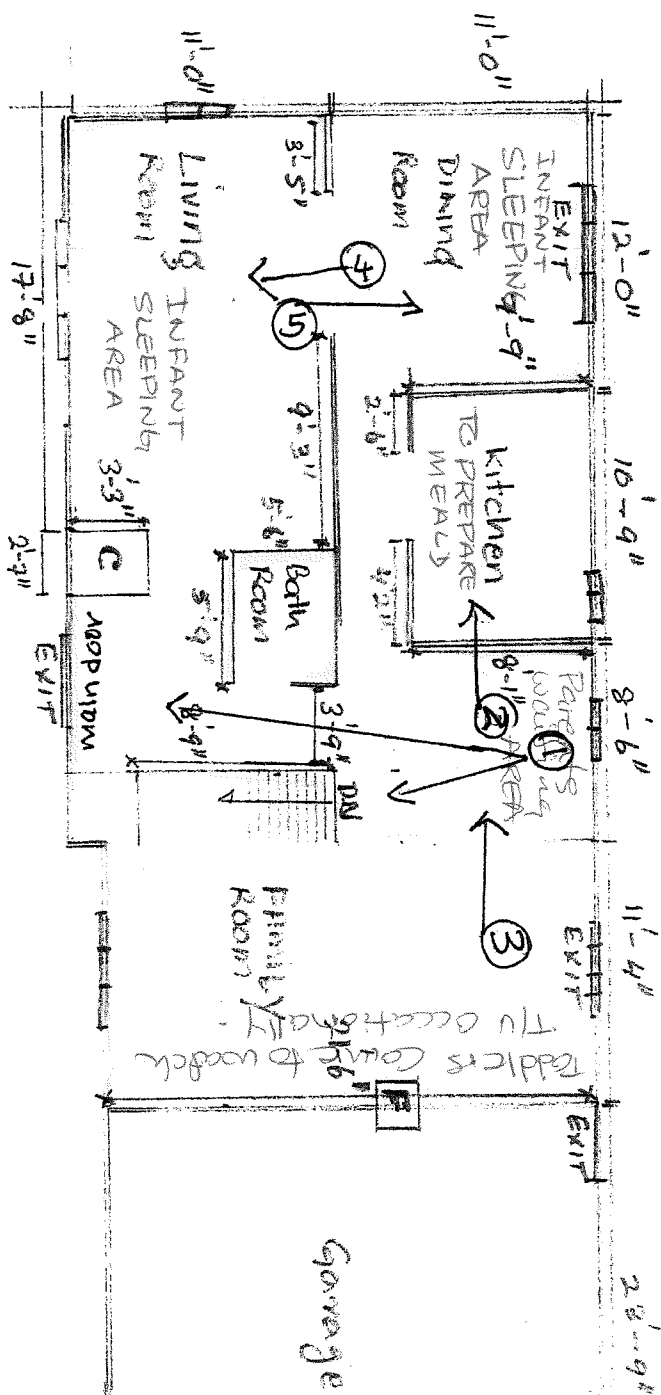
### Departure Schedule

Child	2:45 - 4:15 PM	4:15 - 4:30 PM	4:30 - 5:00 PM	5:00 - 5:30 PM
1	X			
2	X			
3	X			
4		X		
5		X		
6			X	
7			X	
8			X	
9				X
10				X
11				X
12				X



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Zachary Enterprises Division

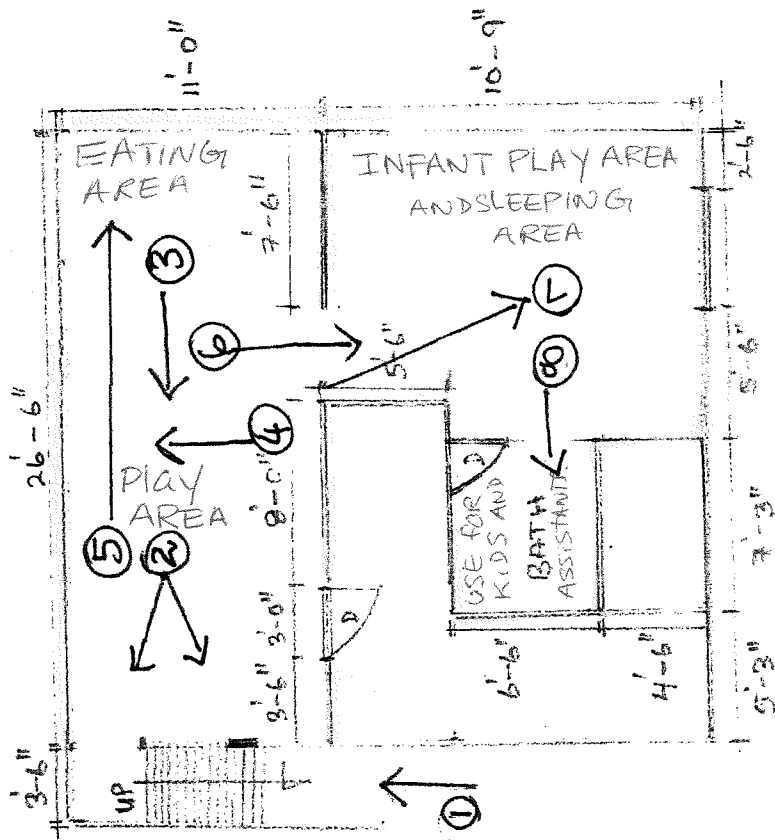


DN - DOWN  
C - CLOSET  
F - FIREPLACE

FIRST LOOK

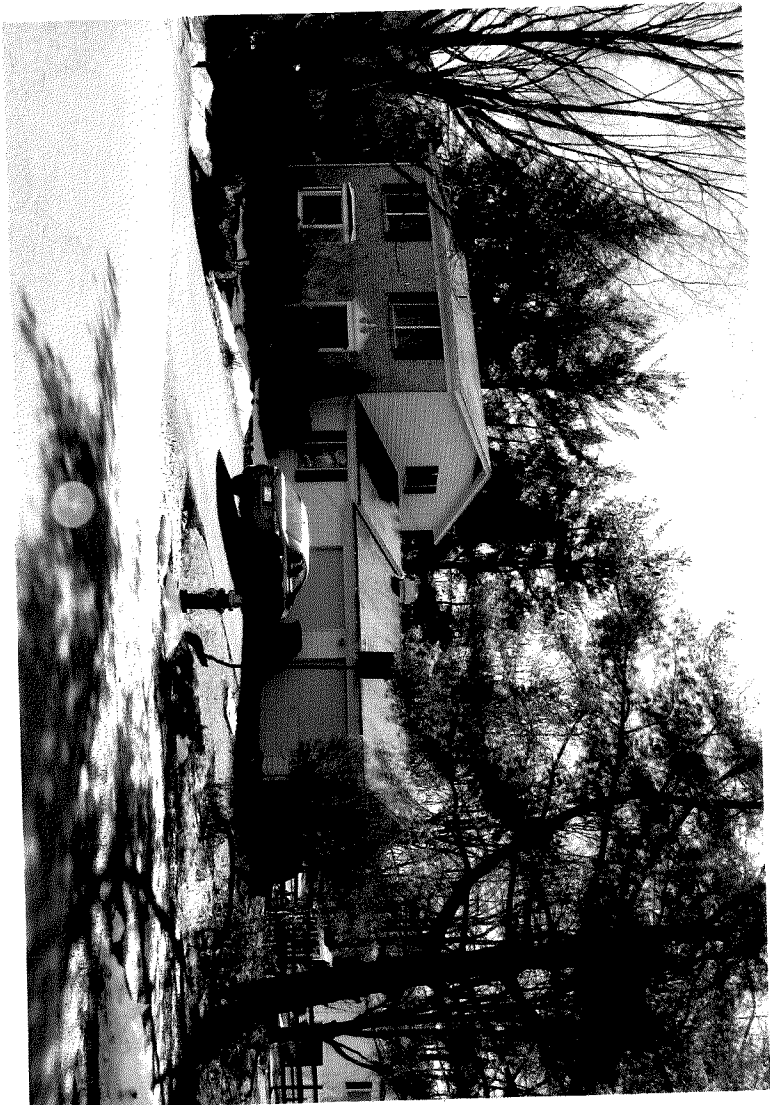
# BASEMENT DAY CARE

RE: 10  
 Department of Planning & Development  
 AUG 11 2014  
 Zoning Evaluation Division



BASEMENT

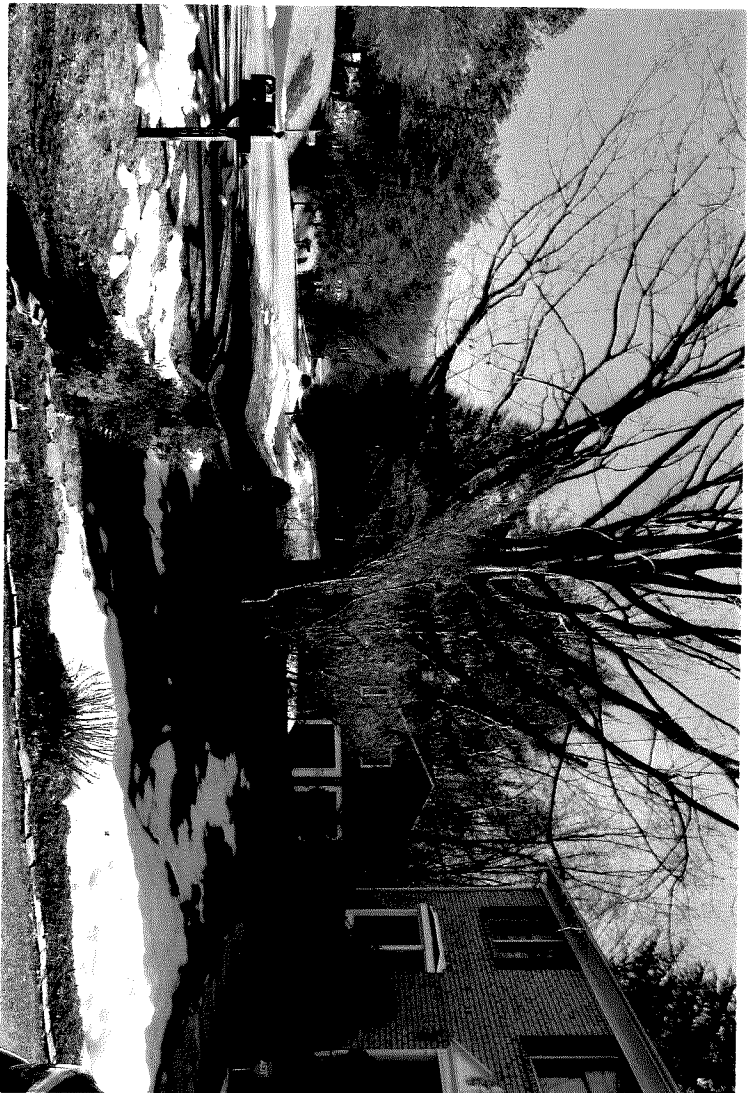
FRONT AND THE BACK YARD



#1

Front of the house taken from the street from Oldfield Drive.

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MAR 28 2014  
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#2

View of the back of the house taken from the driveway.

FRONT AND THE BACKYARD.



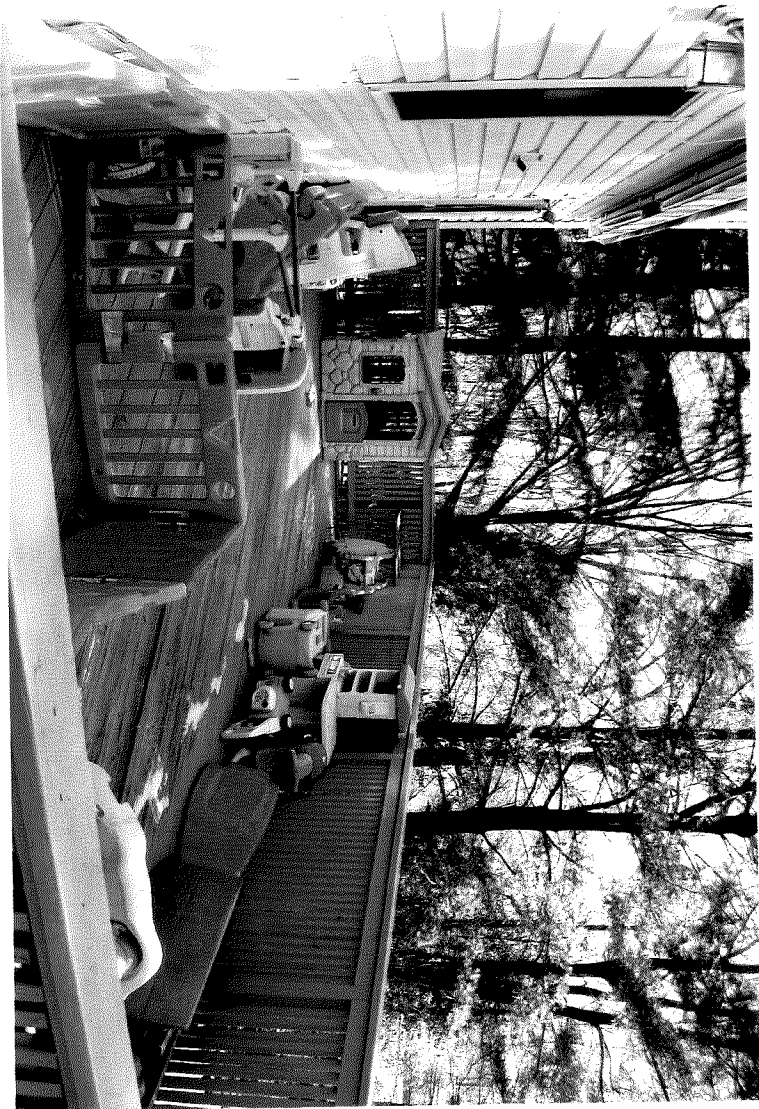
#5  
Fenced in back yard.

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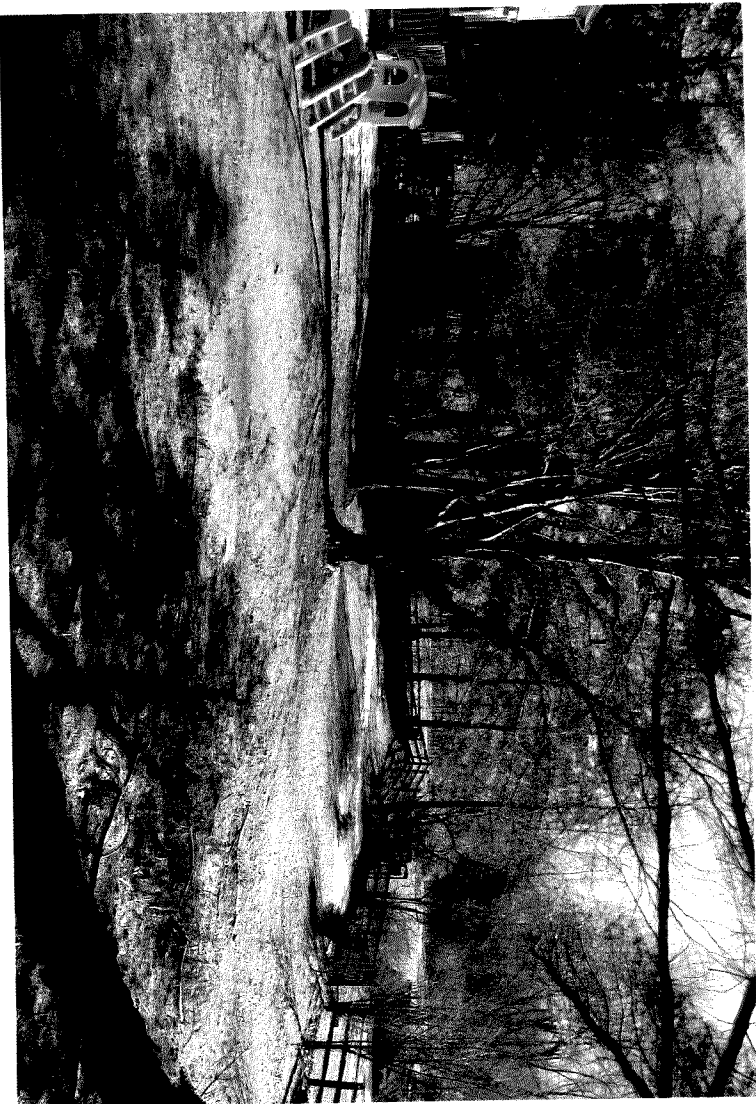
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BACK SIDE OF THE HOUSE



#6.  
children's  
outdoor  
play area.

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MAR 28 2014  
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#7.  
Back yard.

MAR 28 2014

Zoning Evaluation Division

# First floor



March 13<sup>th</sup> 2014

- ① Main Entrance door and On the left is the door door way to the Basement - Day Care .



# FIRST FLOOR



March 13<sup>th</sup> 2014  
#2 Kitchen where  
meals and  
snacks are  
prepared.



March 13<sup>th</sup> 2014  
#3 Parents  
waiting room.

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MAR 28 2014

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# BASEMENT - DAY CARE



another  
angel of the  
play area.  
march 13<sup>th</sup> 2014



#5  
Eating  
area.

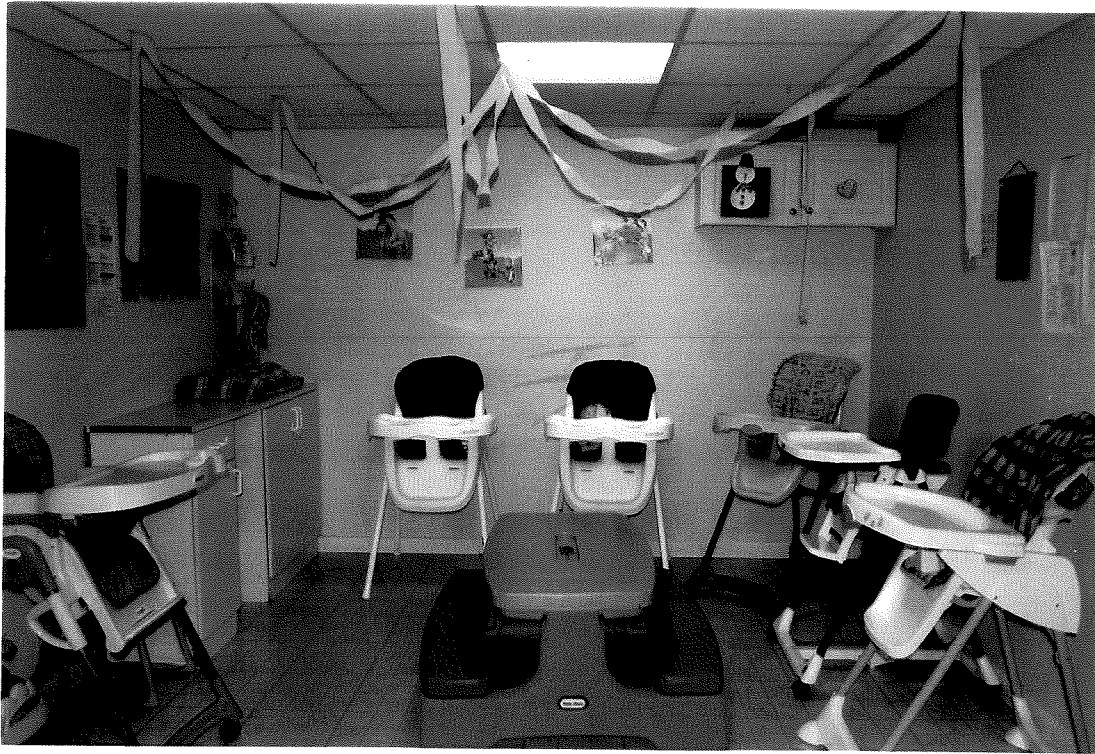
March 13<sup>th</sup> 2014

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MAR 28 2014

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# Basement Day Care



March 13<sup>th</sup> 2014

(#5) closer look of the eating area.

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MAR 28 2014  
Zoning Evaluation Division



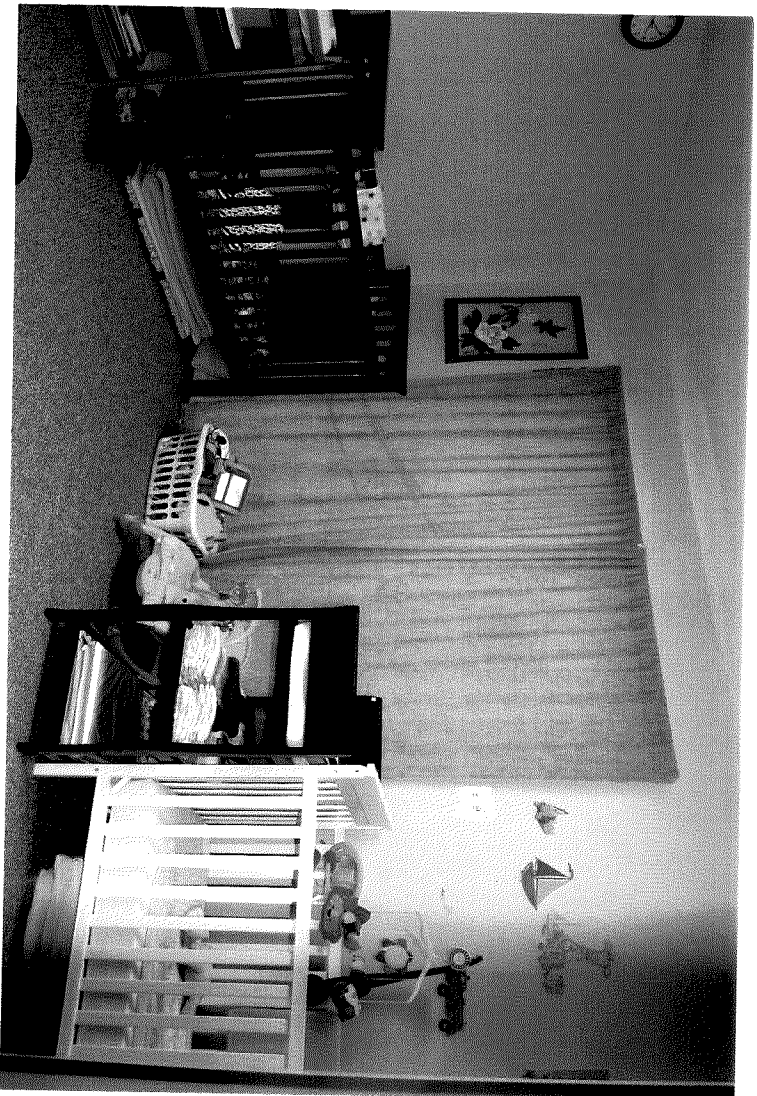
# Basement-Day Care



#6

Entrance  
to the  
Infant nap  
and play  
area.

March 13<sup>th</sup> 2014



March 13<sup>th</sup>  
2014

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MAR 28 2014

Zoning Evaluation Division

#4

Infant Nap and Play area.

Application No.(s):

SP 2014-HM-175

(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**DATE: JUNE 10<sup>th</sup> 2014

(enter date affidavit is notarized)

I, ANNE PRIYADARSHANI WICKRAMARATNE do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)



applicant

applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

1.25032

- 1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,\* and, if any of the foregoing is a TRUSTEE,\*\* each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
ANNE P. WICKRAMARATNE	10809 OLDFIELD DR. RESTON VA 20191	APPLICANT/ OWNER
d/b/a Little Acoms		

(check if applicable)

[ ]

There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): \_\_\_\_\_

(county-assigned application number(s), to be entered by County Staff)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JUNE 10<sup>th</sup> 2014

(enter date affidavit is notarized)

125032

1(b). The following constitutes a listing\*\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

**CORPORATION INFORMATION**

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JUNE 10<sup>th</sup> 2014  
(enter date affidavit is notarized)

125032

- 1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

N/A

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: JUNE 10<sup>th</sup> 2014  
(enter date affidavit is notarized)

125032

1(d). One of the following boxes must be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.



Application No(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JUNE 10<sup>th</sup> 2014  
(enter date affidavit is notarized)

125032

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

none

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☐ Applicant's Authorized Agent

ANNE P. WICKRAMARATNE

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12<sup>th</sup> day of JUNE, 2014, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: 11-30-14

Notary Public



Larry Grant Burnett  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7041942  
My Commission Expires  
November 30, 2014

CAB



**Land Development Information History: FIDO - DECK - 151050208****Permit Information**

Permit Number:	151050208	Application Date:	
Permit Type:	DECK	Tax Map:	027-1 ((02)) (01) 0013
Job Address:	010809 OLDFIELD DR RESTON , VA 20191-5207	Permit Status:	Permit Issued
		Bldg:	Floor: Suite:
Location:		Permit Fee:	
Subdivision:	RESTON		
Magisterial District:	HUNTER MILL		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	BUILD OPEN DECK WITH STAIRS NO HOT TUB PER COUNTY DETAIL (DECK IS ALREADY BUILT)		
Type of Work:	DECK		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR12 - IRC 2012		
Plan Number:	N-15-2505		
Parent Permit:			
ISIS Permit:			
Type of Const:	VB		
Use Group:	R5		
Comments:			

Link to FIDO record : [151050208](#)**Owner Information**

Owner:	WICKRAMARATNE ANNE P
Address:	10809 OLDFIELD DR

City: RESTON State: VA Zip: 20191

**Contractor Information**

Name: OWNER IS CONTRACTOR

Address:

City: State: VA Zip:

Trade Name:

BPOL License:

State License:

Trade Reg.:

#### Applicant Information

Applicant:

Address:

City: State: Zip:

#### Other Contact Information

Contact:

Address:

City: State: Zip:

#### Inspections

##### Inspection - R FINAL - FINAL INSPECTION - 6705683

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

##### Inspection - R FOOTING - FOOTING INSPECTION - 6705684

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING			N	None	NO	

##### Inspection - R FRAMING - FRAMING INSPECTION - 6705685

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING			N	None	NO	

#### Reviews

##### Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2421942

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2015-04-15	GARNET WELLS	Y	Approved

##### Review - ZONING - (ZONING REVIEW) - 2421941

Review Type	Review Date	Reviewer	Started	Status
ZONING	2015-04-15	MARIE LANGHORNE	Y	Approved

**Contact Us:** [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
**Phone:** [County Main Number - 703-FAIRFAX \(703-324-7329\), TTY 711](#) | [County Phone Listing](#)

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Agencies | Governor

VIRGINIA DEPARTMENT OF  
SOCIAL SERVICES**Anne Wickramaratne**

10809 Old Field Drive

RESTON, VA 20191-4330

(703) 391-7468

Facility Type: Family Day HomeLicense Type: Two YearExpiration Date: Jan. 14, 2017Business Hours: 7:00am - 6:00pm  
Monday - Friday

Capacity: 12

Ages: Birth - 12 years 11 months

Inspector: Keesha Minor  
(703) 479-4680







# County of Fairfax, Virginia

## MEMORANDUM

Date: March 23, 2015

To: Erin Haley, Staff Coordinator  
Zoning Evaluation Division

From: Bruce Miller, Zoning/Property Maintenance Inspector *BM*  
Zoning Inspection Branch

Subject: Home Child Care Facility (HCCF), Special Permit # SP 2014-HM-175

Applicant: Anne Priyadarshani Wickramaratne (Little Acorns)  
10809 Oldfield Drive, Reston Virginia 20191  
Legal Description: Reston, Sec. 22, Blk. 1, Lot 13  
Tax Map Ref: 27-1 ((2)) (1) 13  
Zoning District: PRC  
Lot Size: 19,656 square feet  
ZIB# 2015-0072

On March 12, 2015, an inspection was conducted by Zoning/Property Maintenance Inspector Bruce Miller of the property located at 10809 Oldfield Drive, Reston Virginia 20191. The Inspector was accompanied by Staff Coordinator Erin Haley and the applicant.

*KEY: A "✓" mark in a box indicates that the item was deficient.  
An unmarked box indicates that no violation was found.*

- ☐ 1. An operable smoke alarm shall be provided outside (or inside) of each sleeping area, with at least one such device on each floor.
- ☐ 2. All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.
- ☒ 3. All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.

Comment: At the time of the inspection, the applicant removed a hasp and snap hook from the exterior side of the basement HCCF bathroom door, thus correcting this violation.

- ☒ 4. Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.

Comment: The applicant corrected an electrical hazard (an open light socket) at the time of the inspection.

Department of Planning and Zoning  
Zoning Administration Division  
Zoning Inspections Branch  
12055 Government Center Parkway, Suite 829  
Fairfax, Virginia 22035-5508  
Phone 703-324-4300 FAX 703-324-1343  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



Anne Priyadarshani Wickramaratne (Little Acorns)  
10809 Oldfield Drive, Reston Virginia 20191  
March 23, 2015  
Page 2

- ☐ 5. Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- ☐ 6. A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- ☒ 7. Other Building Code issues:

Comment: The retaining wall contains vertical cracks that requires assessment by a design professional recognized by the Commonwealth of Virginia.

- ☐ 8. Structures comply with the Zoning Ordinance.

Photographs are attached.

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-303 Standards for all Group 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

**8-305****Additional Standards for Home Child Care Facilities**

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
  - A. The dimensions, boundary lines and area of the lot or parcel.
  - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
  - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
  - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

**Sect. 10-103 Use Limitations**

6. The following use limitations shall apply to home child care facilities:

A. The maximum number of children permitted at any one time shall be as follows:

- (1) Seven (7) when such facility is located in a single family detached dwelling.
- (2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.

C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.

D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.

E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.

F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.